

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 05/18/2005

Division: BOCC

Bulk Item: Yes ☐ No ☒

Department: DISTRICT FIVE

Staff Contact Person: Donna Hanson

AGENDA ITEM WORDING: Discussion of a trip to Tallahassee by Commissioner Nelson to ascertain date of rule challenge determination, funding of \$20 million to match \$10 million bond money and to discuss ways the State of Florida can assist Monroe County to meet their workforce housing needs.

ITEM BACKGROUND: Monroe County and the DCA, Cabinet, and the Governor reached an agreement to provide \$93 million for environmentally sensitive lands, \$150 million for wastewater, and \$30 million for workforce housing. This agreement was challenged by a few environmental groups. The county has been waiting over 18 months for this issue to be settled in order to move forward in implementing the agreement.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: N/A

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: _____

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL:


COMMISSIONER MURRAY E. NELSON

DOCUMENTATION: Included ☒ Not Required ☐

DISPOSITION: _____

AGENDA ITEM # _____

INDEX TO ATTACHMENTS

1. Commissioner Nelson's agenda
2. Talking Points
3. Letter dated 12/9/03 to Community Leaders regarding workforce housing
4. Monroe County employee turnover statistics
5. South Florida Regional Planning Council need for workforce housing statistics (MONROE COUNTY & MUNICIPALITIES)
6. Sheriff's Office turnover statistics
7. School district enrollment statistics from 2001 to 2005
8. MLS listings for dry lots

COMMISSIONER NELSON'S AGENDA –
TALLAHASSEE – MAY 3-4, 2005

Tuesday, May 3

- 2 p.m. – Meet DCA Secretary Thaddeus Cohen
- 3 p.m. – Meet Teresa Tinker, Governor's Office
- 4 p.m. – Meet State Representative Ken Sorensen

Wednesday, May 4

- 8 a.m. – Meet DEP Secretary Colleen Castille and
Orlando Cabrera, Executive Director, Florida Finance Housing Corp.
- 10 a.m. – Meet Steve Seibert regarding workforce housing
- 11 a.m. – Meet Senator Larcenia Bullard regarding wastewater
- 1 p.m. – Meet State Representative Ken Sorensen regarding Monroe County
pending bills
- 3 p.m. – Meet Jim Quinn and Rebecca Jetton of DCA regarding the rule
challenge

Attachment 1



Commissioner Murray E. Nelson
Dameron Building, Suite 2
99198 Overseas Highway
Key Largo, FL 33037
Phone (305) 852-7175
Fax (305) 852-7162
Email: boccdis5@monroecounty-fl.gov



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Charles "Sonny" McCoy, District 3
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5

TALKING POINTS

MAY 3, 2005 STATE MEETINGS – Teresa Tinker/Governor's Office
DCA Secretary Thaddeus L. Cohen, A.I. A.
DEP Secretary Colleen Castille

1. ROGO CREATES GENTRIFICATION

- a. Working families cash out and check out to other areas of the state with a huge windfall, low taxes, lower windstorm insurance, and a higher paying job.
- b. Out-of-towners are buying existing housing stock at elevated prices forcing local workers to pay the highest ever rents and closing the opportunity to ever own a home.
- c. Housing stock continuously declines due to the county and cities inability to replace lost units (i.e., lack of permits and cesspit credits).

2. SOLUTIONS

- a. Increase workforce housing permits to 200 per year for 10 years.
- b. Replace all workforce housing permits lost over previous years.
- c. Allow Tier II or Tier III wooded lots of less than one acre to be used for affordable housing with the lot being placed in land trust for perpetuity.
- d. Create uniformity of density for workforce housing in cities and county.
- e. Limit wooded lots to 60% building and scarified lots to 80% building. This will insure smaller homes on existing wooded lots and direct larger homes to higher priced scarified lots.

3. THREAT TO COUNTY IS FROM OTHER COUNTIES

- a. Monroe County only issues 196 permits per year.
- b. Dade and Broward counties are issuing over 45,000 per year.
- c. 126 Monroe permits are for market rate. 63 are issued to applicants in the system for over four years. 63 are issued to applicants who score with highest points in ROGO. This levels the playing field between middle class and the rich and insures a high level of ROGO lot purchases.
- d. A recent study by the South Florida Regional Planning Council showed that over 50% of all homes surveyed were empty.

Attachment 2

- e. Monroe County's general and school population is declining.
- f. Loss of critical workers is increasing each year (sheriff deputies, firemen, school teachers, county workers).

4. PRESERVE LARGE ENVIRONMENTALLY SENSITIVE LANDS WITH FINITE FUNDING

- a. Small scattered wooded lots have no environmental value. Use lots that are less than one acre contiguous for workforce housing. All lots over one acre place in conservation easement.
- b. Monroe County has \$2 million in ROGO reserve funds to purchase lands outside of Tier I and CNA subject to rule challenge.
- c. State and county are getting less for their money as each month passes. Tier I, II, and III lots have doubled in cost over the last 18 months.
- d. State could be driving up ROGO lots by buying SR and NA properties at ROGO prices (see attached document).

5. STATE NEEDS TO FAST TRACK RULE CHALLENGE

- a. County wants to move forward with wastewater projects
 - Big Coppitt, Rockland, and Cudjoe Keys (1,000 EDU's)
 - Key Largo (2,500 EDU's)
- b. County wants to bond money for workforce housing lands (\$10 million)
- c. County wants to bond ½ penny bed tax for lands outside of CNA (\$2 million)
- d. County wants to bond connection fees up to \$80 million (Upper and Lower Keys)
- e. Governor and Cabinet approved this agreement 18 months ago. Where is the problem in making a determination?
- g. The longer this process is extended, the less change the state and county governments will have in implementing these goals due to increased cost.

Murray E. Nelson
Commissioner
District Five
Key Largo
May 3, 2005

Revised



Mayor Murray E. Nelson
Dameron Building, Suite 2
99198 Overseas Highway
Key Largo, FL 33037
PHONE (305) 852-7175
FAX (305) 852-7162
EMAIL: boccdis5@monroecounty-fl.gov



BOARD OF COUNTY COMMISSIONERS

Mayor Murray E. Nelson, District 5
Mayor Pro Tem David P. Rice, District 4
Dixie M. Spehar, District 1
George Neugent, District 2
Charles "Sonny" McCoy, District 3

December 9, 2003

Dear Community Leader,

For many years, Monroe County has been trying to solve its workforce-housing problem. With the escalation of residential property values continuing to rise in Monroe County, this loss of housing will only get worse.

This problem can only be addressed by providing working families an opportunity to own a home at a cost that they can afford. This could be achieved if the cost of the land is taken out of the mortgage.

The other problem is to retain workforce housing for other families and to stop the process of this housing becoming market rate and repeating the cycle of needing additional workforce housing in the future.

We can begin the process of solving these problems by doing the following things:

1. Have the State of Florida provide out-of-ROGO permits for workforce housing
2. Local banks provide financing for working families to build this housing
3. The County buys residential lots to give to working families with a 99-year lease

Attachment 3

to build their own home on.

I am including a plan to accomplish these goals with this letter. If you agree that we must start now to provide housing for our working families, please plan to attend the BOCC meeting on December 17th held in Marathon to support this issue. It will be a discussion item.

Please forward this letter to your department and division heads. You can also email my office at: boccdis5@monroecounty-fl.gov or fax me at 852-7162 for further information. Your participation would be greatly appreciated.

Sincerely,

Murray E. Nelson
Mayor

Copy by email to

Sheriff Rick Roth
County Administrator Jim Roberts
Monroe County Constitutional Officers
School Superintendent John Padget
Florida Keys' City Mayors
Chambers of Commerce
CEO's – Keys Hospitals
CEO's – FL Keys' Banks
Upper, Middle/Lower and Key West Board of Realtors
FKAA- Jim Reynolds
FKEC – Tim Planer
Florida Contractor's Assn. – Bill Smith
FL Keys' newspaper publishers
KW Housing Authority – Manny Castillo
Lodging Assoc. – Peter Ilchuk
Ed Swift

**100 AFFORDABLE HOUSES IN ONE YEAR FOR FAMILIES
EARNING \$44,000 OR MORE A YEAR**

1. The Monroe County Land Authority using local realtors buys 100 dry lots not exceeding 6,600 square feet each. The estimated cost is \$2.6 to \$3 million.
2. These lots will be made available to any residents of Monroe County who have earned 70% of their income in Monroe County for the last three years. The Monroe County resident will be given a 99-year lease for a single family dwelling on one of these lots.
3. Applicant would post an earnest bond of \$5,000 to be returned at the end of three years with earned interest.
4. If applicant fails to obtain financing and a contract to construct a single family dwelling within one year, the lot would be made available to the next party on the list. Bond would be returned to the original applicant less actual expenses.
5. Applicant using a 90% construction loan has a qualified building contractor provide a foundation structure, onsite wastewater and a three bedroom, two-bath modular home on leased property. The County will supply a list of participating contractors and manufacturers.

6. Applicant after three years of occupancy could sell the home to the Monroe County Housing Authority and receive 3% compounded annual profit above the original cost of the home.
7. Home would then be sold to the next qualified resident on the list who wished to occupy a used home.
8. Homes would stay the property of the bank providing the financing. The land would always be owned by the Monroe County Housing Authority through a land trust, thereby maintaining affordability for the life of the home.
9. The applicant or their legal spouse must occupy home during the entire time of occupancy or the Housing Authority would take a foreclosure action.
10. Estimated cost to construct a three bedroom, 2 bath modular home with all permits, wastewater, site prep, and sodding is approximately \$140,000 complete.
11. The estimated monthly payment for qualified buyers would be \$1,100 - \$1,200 per month with interest, insurance and taxes.
12. This would be a pilot program that would provide 33 affordable homes to qualified buyers in the lower, middle, and upper keys. Government

- involvement would be minimal and the applicant using private funds would obtain all permits, contractors and selection of home.
13. Permits would be issued by the Monroe County Planning Department at cost.
14. Monroe County Housing Authority would have first right of refusal to buy the home from an applicant who decided to sell a home and they would act as middleman between the new applicants and the mortgage holder.
15. Using this method would scatter the homes throughout neighborhoods that had similar homes and would help to overcome the NIMBY attitude.
16. Total cost to Monroe County would be approximately \$30,000 per home and all purchase money would come from the ½ penny bed tax collected by the TDC and spent by the Monroe County Land Authority.
17. As these are TDC collected throughout the county, the 100 homes could be located in the unincorporated county or the cities as long as the lot price did not exceed \$30,000 or the price set by the BOCC.

Murray E. Nelson, Mayor

Hanson-Donna

MONROE CO. STATISTICS



From: Barker-Sheila
Sent: Friday, April 29, 2005 12:45 PM
To: Nelson-Murray
Cc: zz-County Commissioners and Aides; Willi-Tom
Subject: Turnover
Attachments: turnover.PDF

You asked for a list of turnover and the reasons for such turnover. Many times we do not get a specific reason but we do track in total the number of Personnel Action Forms we process with the reasons of resignations, terminations, retirements, deaths. I am attaching the turnover reports since 1997. During this time, we have had several major impacts on personnel retention. Downsizing that reduced our employee count from 623 to less than 500; a hurricane in 1998 that forced many people to leave in the last quarter of 1998 and early 1999 due to housing problems; various actions with FRS reducing vesting requirements for 10 years to 6 years; various issues with our benefit programs that prompted employees to retire sooner than they anticipated. I trust this will give you the information you require. If you need specifics, where available, it will require a very labor intensive effort to pull the files. Please advise what other information you will need. This information is for BOCC employees only; the constitutional officers have their own personnel departments.

Sheila A. Barker
 Division Director, Management Services x 4462

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public records available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

Attachment 4

	Resignations	Terminations	Retirements	Deceased	TOTALS	% Turnover	Avg # emp
JAN:	5	0	0	0	5	0.89%	564
FEB:	7	0	0	0	7	1.25%	562
MAR:	6	2	1	0	9	1.63%	553
APR:	4	5	1	0	10	1.83%	547
MAY:	6	2	1	0	9	1.65%	546
JUNE:	1	14	3	1	19	3.56%	534
JULY:	5	0	0	0	5	0.95%	529
AUG:	7	7	0	0	14	2.66%	527
SEPT:	4	0	2	0	6	1.14%	526
OCT:	5	0	0	0	5	0.95%	525
NOV:	4	0	1	0	5	0.96%	520
DEC:	2	0	2	0	4	0.77%	522
TOTALS:	56	30	9	1	98	18%	537.9

	Resignations	Terminations	Retirements	Deceased	TOTALS	% Turnover	Avg # emp
2004	Resignations	Terminations	Retirements	Deceased	TOTALS	% Turnover	Avg # emp
JAN:	7	0	1	0	8	1.51%	530
FEB:	8	0	1	0	9	1.73%	519
MAR:	6	0	3	1	10	1.94%	515
APR:	5	0	0	0	5	0.95%	527
MAY:	2	0	2	0	4	0.77%	517
JUNE:	8	1	0	0	9	1.71%	525
JULY:	6	0	0	0	6	1.16%	519
AUG:	5	0	0	0	5	0.95%	529
SEPT:	3	1	0	2	6	1.15%	524
OCT:	5	0	1	0	6	1.12%	538
NOV:	4	1	0	0	5	0.92%	541
DEC:	12	1	1	0	14	2.61%	536
TOTALS	71	4	9	0	87	17%	526.7

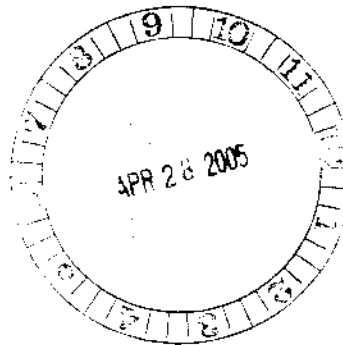
MONROE COUNTY AND MUNICIPALITIES												
	Estimated Housing Units	Projected Demand				Projected Construction Need			Households With A Cost Burden			
Place	2002	2005	2010	2015	2005	2010	2015	2002	2005	2010	2015	
Monroe County	37,855	38,456	38,943	39,419	601	1,088	1,564	10,134	10,072	10,212	10,300	
Islamorada	3,369	3,502	3,700	3,902	133	331	533	885	890	948	981	
Key Colony Beach	788	752	736	719	-36	-52	-69	81	80	85	83	
Key West	11,862	12,152	13,482	14,488	590	1,620	2,626	3,498	3,582	3,838	4,077	
Layton	106	97	100	101	-9	-6	-2	4	3	4	5	
Marathon	4,868	5,165	5,676	6,211	297	808	1,343	1,329	1,383	1,515	1,660	
Monroe- Unincorporated	16,862	16,488	15,249	13,995	-374	-1,613	-2,867	4,333	4,134	3,826	3,494	

16.81

Sheriff's Dept

Loss of staff - 2000 to 2005

Hanson-Donna



From: Deshawn Jackson [DJackson@keysso.net]
Sent: Thursday, April 28, 2005 12:10 PM
To: Hanson-Donna@MonroeCounty-FL.Gov
Subject: FW: REQUEST FR COMM. NELSON
Attachments: RROTH.xls

-----Original Message-----

From: Val Marinello
Sent: Wednesday, April 27, 2005 2:01 PM
To: Donna Moore
Cc: Kristie Hernandez; Deshawn Jackson
Subject: FW: REQUEST FR COMM. NELSON

Please get the figures for Comm. Nelson and cc the Sheriff and myself.

Thanks, Val

-----Original Message-----

From: Hanson-Donna@MonroeCounty-FL.Gov [mailto:Hanson-Donna@MonroeCounty-FL.Gov]
Sent: Wednesday, April 27, 2005 1:04 PM
To: rickroth@keysso.net; vmarinello@keysso.net
Subject: REQUEST FR COMM. NELSON

RICK,

Comm. Nelson is traveling to Tallahassee next week and meeting with DCA, DEP, and Governor's staff regarding workforce housing.

He would like to know how many staff you have lost in the past few years due to affordable housing in the Keys.

If you have these figures, please forward by email. Thank you.

*Donna Hanson, Executive Assistant to
Commissioner Murray E. Nelson*

Phone 305-852-7175

Fax 305-852-7162

Email: hceddis@monroecounty-fl.gov

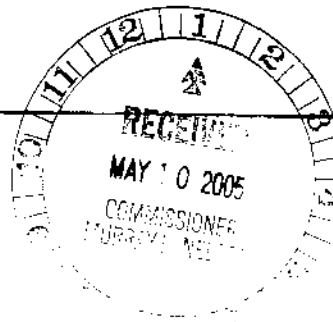
Attachment 6

LAST NAME	FIRST NAME	JOB TITLE	TERM DATE	LEAVE REASON
Czarnecki	Morena	IMS Systems Technician	01/06/00	Cost of Living
Armstrong	Tyrell	Director-Information Management	01/16/00	Relocate
Campanelli	Joseph	DD Auxiliary	01/31/00	Cost of Living
Green	Christian	Deputy Sheriff	02/01/00	Relocate
Keys	Cynthia	Communications Officer	02/01/00	Relocate
Will	Elaine	Detention Records Assistant	02/01/00	Cost of Living
Ferraro	John	Detention Deputy	03/05/00	Cost of Living
Carter	Meyer	Detective-CIU	03/24/00	Cost of Living
Valle	Nanette	Administrative Assistant	03/24/00	Cost of Living
Aguilar	James	Programs Staff Assistant	03/27/00	Relocate
Gunther	Todd	Detention Deputy	04/25/00	Cost of Living
Potter	Cyrus	Human Resources Specialist	05/05/00	Relocate
McInnis	James	Maintenance Supervisor	05/25/00	Relocate
Potter	Tedra	Finance Assistant II	06/06/00	Cost of Living
Briggs	Anna	Detention Records Assistant	06/09/00	Cost of Living
Sambor	Peter	Detention Deputy	06/13/00	Cost of Living
Barnes	S.Elizabeth	Executive Director-Human Resources	06/15/00	Relocate
Davis	Barbara	Detention Records Assistant	06/18/00	Cost of Living
Rodriguez	Ramona	Property Assistant	06/23/00	Cost of Living
Lafferman	Anthony	Deputy Sheriff	06/29/00	Cost of Living
Pierce	Terry	Deputy Sheriff	07/20/00	Cost of Living
Wilson	Charles	Deputy Sheriff	07/21/00	Cost of Living
Pumar	Alberto Jr.	DD Auxiliary	08/17/00	Cost of Living
Davis	Anthony Paul	Program/Inmate Services Director	09/02/00	Cost of Living
Vichot	Rodolfo	Detention Records Assistant	09/22/00	Cost of Living
Allen	John	Deputy Sheriff	11/03/00	Cost of Living
Bartanowitz	Frank	Trainee	11/27/00	Cost of Living
Mocsary	Robert	Detention Deputy	12/10/00	Cost of Living
Taylor	Maria	Programs Staff Assistant	01/04/01	Relocate
Galvan	Monica	Executive Assistant	04/27/01	Relocate
Hafenbrack	Roberta	Human Resources Specialist	07/02/01	Relocate
Jackson	Diatrice	Detention Deputy	08/07/01	Relocate
Rogowski	Deana	Identification Assistant	08/10/01	Relocate
Thompson	Reace Arthur	Detective-Crime Scene Technician	08/27/01	Cost of Living

Angry	Deborah	Programs Assistant - Main Control	10/15/01	Cost of Living
Gottfreid	Ramon	Detention Deputy	10/15/01	Cost of Living
Pearson	Faith	Detention Deputy-Part-time	10/19/01	Relocate
Cooper	Kim	Maintenance Assistant	12/07/01	Relocate
Agins	Lyle	Trainee	01/03/02	Cost of Living
Rodriguez	Ramona	Work Release Specialist	02/01/02	Cost of Living
Madnick	Jason	Detective-Special Operations	04/11/02	Relocate
Luebbert	John	Detention Deputy	06/07/02	Relocate
Sirro	Bradley	Deputy Sheriff	06/07/02	Cost of Living
Zdrojewski	Michele	Detention Records Assistant	06/25/02	Relocate
Weisenstein	Milady	Staff Accountant	08/23/02	Relocate
Tompkins	Robert	Detention Deputy	08/25/02	Cost of Living
Osborne	Ayesha	Programs Assistant-Commissary	08/30/02	Relocate
Morey	Frank	Trainee	09/16/02	Relocate
Sireci	Jennifer	Detention Deputy	09/17/02	Relocate
White	Michael	Deputy Sheriff-Traffic	09/17/03	Cost of Living
Sireci	Jennifer	Detention Deputy-Part-time	09/28/03	Relocate
Knichel	Curt	Sergeant Detention Deputy	10/06/03	Cost of Living
Smith	Terry	Detective	10/10/03	Relocate
King	Lisa	Deputy Sheriff	11/07/03	Relocate
Ravenel	Thomas	Executive Director-Finance	01/30/04	Relocate
Vonroltz	Marnie	Records Assistant	07/16/04	Relocate
Quad	Michelle	Secretary	07/23/04	Relocate
Pia	Latrice	Detention Deputy	09/09/04	Relocate
Sireci	Jennifer	Detention Deputy-Part-time	09/12/04	Relocate
Ramos	Marlena	Trainee	11/14/04	Relocate
Reccoppa	David	Detention Deputy	11/19/04	Relocate
Allen	John	Deputy Sheriff	03/22/05	Cost of Living
Vichot	Rodolfo	Detention Deputy	03/28/05	Cost of Living

Sandy Shaw

From: David L. Richardson [IS-Admin]
Sent: Tuesday, May 10, 2005 9:58 AM
To: Sandy Shaw
Subject: Enrollment Comparison



Sandy,

Attached is a PDF that show the districts Enrollment during the February FTE count of each year. This count shows the enrollment totals for grades PK-12th. Please let me know if you have any questions regarding this report.

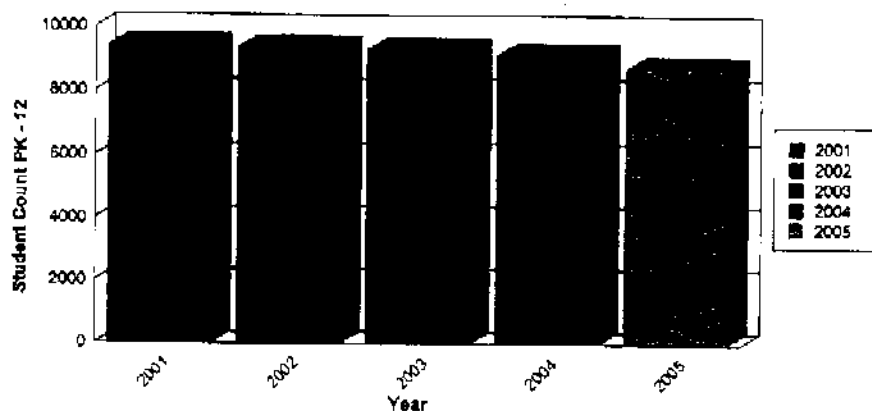
Thanks

David

David L. Richardson
Director Information Services
Monroe County School District
241 Trumbo Road
Key West, FL 33040
richardd@monroe.k12.fl.us

Attachment 7

PK - 12th Count of Student Enrollement




	2001	2002	2003	2004	2005	
01	748	686	671	683	617	3,384
02	731	742	669	626	625	3,393
03	733	740	737	690	667	3,587
04	718	755	747	685	623	3,528
05	739	708	743	740	661	3,591
06	789	754	752	712	710	3,697
07	711	734	737	767	695	3,644
08	740	705	726	704	734	3,608
09	803	811	787	811	788	3,998
10	717	682	735	716	691	3,540
11	557	582	563	569	550	2,821
12	471	506	619	515	548	2,660
KG	636	652	648	625	669	3,128
PK	347	329	264	282	230	1,452
Total	9,420	9,365	9,295	9,124	8,707	45,911

MLS Listing Report



* Range Price Listing


	Price \$95,000*	Style Lots	Stat Active
	MLS # 524855	Mob Home	Survey Available
	Addr 663 Colson Dr. Bk14k15. Key Largo		Acres 0.00
	Key Key Largo		SqFt Lot 6000
Subdiv TWIN LAKES			Taxes 97
Mi Mrk 102.00	Zoning IS		
Area 27	Water Front N	Side B	Recd Plat
Lots 0	Wtr Main Inq On File Y		Exclusive
Lst Offc SCHWARTZ PROPERTY		Phone 305-451-3377	
Lst Agnt IRMA WOODWARD		Phone 305-451-0330	

Show Inst

Directions Bayside at Canal (next to Nextel) across from Pennekamp and left on Colson

Legal Dsc Block 14 Lot 15 Twin Lakes Pb130-160

Very pretty lot in Twin Lakes. Has an allocated affordable housing permit. Call for the guidelines. It could be in regular ROGO with 17 points. AE9 but most importantly Tier III. The cess pit credit is included. All the paperwork is done i.e. letters of approval from electric and water

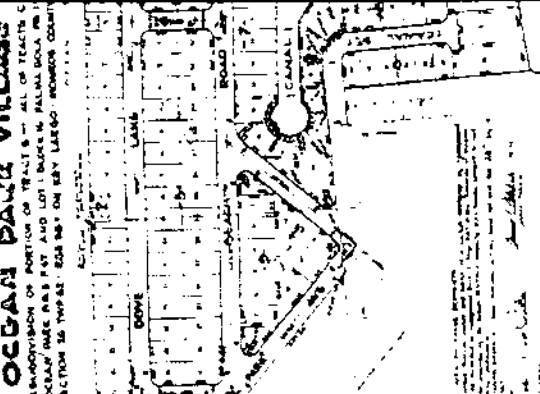
	Price \$105,000	Style Lots	Stat Active
	MLS # 524335	Mob Home N	Survey Available N
	Addr C West Indies Road. Key Largo		Acres 0.00
	Key Key Largo		SqFt Lot 7020
Subdiv HARRIS OCEAN PARK			Taxes 109
Mi Mrk 93.00	Zoning IS		
Area 26	Water Front N	Side O	Recd Plat
Lots 0	Wtr Main Inq On File N		Exclusive
Lst Offc CENTURY 21 KEYSEARCH KEY		Phone 305-451-4321	
Lst Agnt STEPHEN SINGER		Phone 305-394-1494	

Show Inst Call List Agent. Sign on Property

Directions Turn towards ocean on Burton Drive. Left on First St. Left on Park Ave. Quick left on Harry Harris Drive. On closest corner of

Legal Dsc Bk 8 Lt 20 Harris Ocean Pk Estates First Addn Key Largo Pb4-139 Or451-677 (unrecorded D/c On File)

Good building lot. Price to increase as lot is developed. Lot is close to Harry Harris Park with beach, boat ramp, picnic areas, ball fields etc. Will be in ROGO soon.

	Price \$105,000	Style Lots	Stat Active
	MLS # 524336	Mob Home	Survey Available
	Addr C Park Ave. Key Largo		Acres 0.00
	Key Key Largo		SqFt Lot 7800
Subdiv OCEAN PARK VILLAGE			Taxes 121
Mi Mrk 93.00	Zoning IS		
Area 26	Water Front N	Side O	Recd Plat
Lots 0	Wtr Main Inq On File N		Exclusive
Lst Offc CENTURY 21 KEYSEARCH KEY		Phone 305-451-4321	
Lst Agnt STEPHEN SINGER		Phone 305-394-1494	

Show Inst Call List Office. Sign on Property

Directions Turn towards ocean on Burton Drive. Left on First Street. Left on Park Avenue. Second lot on right.

Legal Dsc Bk 9 Lt 10 Ocean Park Village Pb4-14 Key Largo Or495-791 Or831-1525d/c Or859-2499

Good oversized building lot. Price to increase as lot is developed. Close to Harry Harris park with beach, boat ramp, picknicing, ball parks. etc. Will be in ROGO soon.

ATTACHMENT 8

All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction.

These Listings have been derived from the Florida Keys TriBoard MLS and are not necessarily listings of the presenting broker

04/28/2005 02:16:17

MLS Listing Report



* Range Price Listing

	Price \$105,000	Style Lots	Stat Active
	MLS # 524998	Mob Home	Survey Available
	Addr 0 Boyd Drive Key Largo		Acres 0.00
	Key Key Largo		SqFt Lot 8060
	Subdiv TWIN LAKES		Taxes 109
	Mi Mrk 103.00	Zoning IS	
	Area 27	Water Front N	Side B
	Lots 0	Wtr Main Inq On File N	Recd Plat Y
			Exclusive
	Lst Offc CENTURY 21 KEYSEARCH KEY	Phone 305-451-4321	
	Lst Agnt STEPHEN SINGER	Phone 305-394-1494	

Show Inst Call List Agent

Directions Turn on George Street Bayside MM103 to Boyd. Turn left. Last lot on left

Legal Dsc Bk 10 Lt 6 Twin Lakes Pb3-160 Key Largo

T-3 Wooded

Over 8000 sq ft lot in twin lakes. Triangular shaped corner lot. Good building lot. Survey completed. Will be in ROGO soon.

	Price \$110,000	Style Lots	Stat Active
	MLS # 526035	Mob Home N	Survey Available N
	Addr 0 West Indies Tavernier		Acres 0.00
	Key Key Largo		SqFt Lot 5100
	Subdiv HARRIS OCEAN PARK		Taxes 69
	Mi Mrk 93.00	Zoning IS	
	Area 26	Water Front N	Side O
	Lots 0	Wtr Main Inq On File N	Recd Plat
			Exclusive
	Lst Offc MARR PROPERTIES INC	Phone 305-451-4078	
	Lst Agnt TERRY CANTO	Phone 305-394-3037	

Show Inst Call List Office. Call List Agent Sign on Property

Directions

Legal Dsc Bk 9 Lt 8 Harris Ocean Pk Estates First Addn Key Largo Or523-356 Or799-1289 Or819-1403 Or2013-2

T-3 Wooded

BUILDABLE LOT (As per county planner) All the paperwork has been done already, survey, HEI plans for a 3 bedroom 2 bath CBS stilt house with storage on 1st level. Ready for buyer to present in ROGO. Nearby you have Harry Harris Park which has a beach, playground, boat

	Price \$120,000	Style Lots	Stat Active
	MLS # 525620	Mob Home N	Survey Available N
	Addr 12 Miami Dr. Key Largo		Acres 0.00
	Key Key Largo		SqFt Lot 3510
	Subdiv KL PARK		Taxes 56
	Mi Mrk 104.00	Zoning IS	
	Area 27	Water Front N	Side B
	Lots 2	Wtr Main Inq On File Y	Recd Plat
			Exclusive
	Lst Offc PRUDENTIAL KEYSIDE	Phone 305-664-2400	
	Lst Agnt GEORGE WILSON	Phone 305-509-4084	

Show Inst Call List Agent

Directions MM 104

Legal Dsc Bk 5 Lt 9 Amd Plat Of Pb3-62 Key Largo Park Key Largo Or8-427-428 Or1327-2493/94 Or2026-1697/9

T2 2RE#5 Wooded

Double Lot with plans & specs for 3/2 in ROGO with 18 points

All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction

These Listings have been derived from the Florida Keys TriBoard MLS and are not necessarily

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listings of the presenting broker.